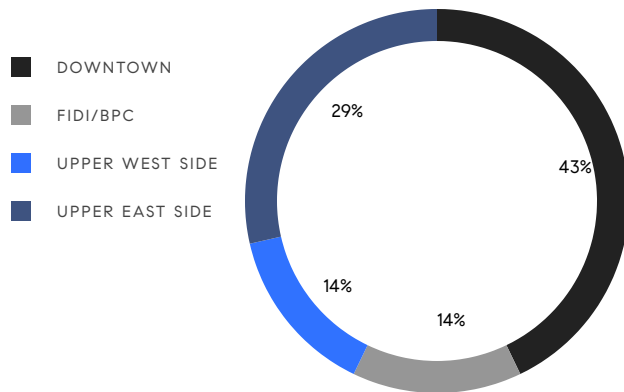


# MANHATTAN WEEKLY LUXURY REPORT



37 EAST 57TH ST #PH, PHOTO BY RISE MEDIA

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



7

CONTRACTS SIGNED  
THIS WEEK

\$74,190,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 7 contracts signed this week, made up of 3 condos, and 4 co-ops. The previous week saw 15 deals. For more information or data, please reach out to a Compass agent.

**\$10,598,572**

AVERAGE ASKING PRICE

**\$12,500,000**

MEDIAN ASKING PRICE

**\$2,991**

AVERAGE PPSF

**2%**

AVERAGE DISCOUNT

**\$74,190,000**

TOTAL VOLUME

**168**

AVERAGE DAYS ON MARKET

Unit 57A at 23 East 22nd Street in the Flatiron District entered contract this week, with a last asking price of \$16,000,000. Built in 2009, this condo spans 3,310 square feet with 3 beds and 3 full baths. It features 360-degree city views, a windowed private elevator, an open chef's kitchen and dining area, a primary suite with northeast views and marble bathroom, and much more. The building provides a full-time doorman and concierge, a state-of-the-art fitness center and indoor pool, a steam room, a lounge, a private dining room, and many other amenities.

Also signed this week was Unit 32CD at 50 West Street in the Financial District, with a last asking price of \$12,950,000. Built in 2017, this duplex condo unit spans 4,714 square feet with 5 beds and 5 full baths. It features double-height ceilings, panoramic curved glass windows, a corner primary suite, a chef's kitchen with 13-foot-long island and custom cabinetry, and much more. The building offers an entertainment area, a 24-hour doorman and concierge, fitness classes, and many other amenities.

**3**

CONDO DEAL(S)

**4**

CO-OP DEAL(S)

**0**

TOWNHOUSE DEAL(S)

**\$13,816,667**

AVERAGE ASKING PRICE

**\$8,185,000**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$12,950,000**

MEDIAN ASKING PRICE

**\$7,122,500**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$3,447**

AVERAGE PPSF

**\$0**

AVERAGE PPSF

**4,187**

AVERAGE SQFT

**0**

AVERAGE SQFT



### 23 EAST 22ND ST #57A

Flatiron

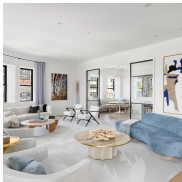
TYPE	CONDO	STATUS	CONTRACT	ASK	\$16,000,000	INITIAL	\$16,000,000
SQFT	3,310	PPSF	\$4,834	BEDS	3	BATHS	3.5
FEES	\$14,452	DOM	192				



### 50 WEST ST #32CD

Financial District

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,950,000	INITIAL	\$12,950,000
SQFT	4,714	PPSF	\$2,748	BEDS	5	BATHS	5.5
FEES	\$12,683	DOM	159				



### 65 WEST 13TH ST #10BC

Greenwich Village

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	\$12,950,000
SQFT	4,535	PPSF	\$2,757	BEDS	4	BATHS	4.5
FEES	\$10,028	DOM	78				



### 300 CENTRAL PARK WEST #9D

Upper West Side

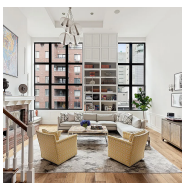
TYPE	COOP	STATUS	CONTRACT	ASK	\$12,500,000	INITIAL	\$12,500,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$8,215	DOM	369				



### 510 PARK AVE #PHB

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$7,750,000	INITIAL	\$8,450,000
SQFT	3,000	PPSF	\$2,584	BEDS	4	BATHS	4.5
FEES	\$7,730	DOM	213				



### 377 WEST 11TH ST #PHD

West Village

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	\$6,495,000
SQFT	3,200	PPSF	\$2,030	BEDS	3	BATHS	3.5
FEES	\$3,400	DOM	15				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.



### 139 EAST 79TH ST #12

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$6,250,000
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	N/A	DOM	144				

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

© 2022 Compass. This report and information provided in this report are proprietary to Compass and may not be sold, used or reprinted, in whole or part, without the prior written consent in each instance of Compass. Data is subject to revision. Sourced from Compass proprietary database. All rights reserved.

[compass.com](https://www.compass.com)